

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 56 | -58 | MAGNOLIA ST, ARLINGTON |

OWNERSHIP

| | | | | | |
|-----------|-------------------|--------|--|----------|---|
| Owner 1: | ZAFIROPOULOS ANNA | | | | |
| Owner 2: | | | | | |
| Owner 3: | | | | | |
| Street 1: | 56 MAGNOLIA ST | | | | |
| Street 2: | | | | | |
| Twn/City: | ARLINGTON | | | | |
| St/Prov: | MA | Cntry: | | Own Occ: | Y |
| Postal: | 02474 | | | Type: | |

PREVIOUS OWNER

| | | | |
|-----------|--|--------|--|
| Owner 1: | | | |
| Owner 2: | | | |
| Street 1: | | | |
| Twn/City: | | | |
| St/Prov: | | Crtry: | |
| Postal: | | | |

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Aluminum Exterior and 2382 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |
| | | | |
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

LAND SECTION (First 7 lines only)

[illegible]

| | | | | | | | | | | | | | |
|--------------|---------|--------------|------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 0.11478 | Total SF/SM: | 5000 | Parcel LUC: | 104 | Two Family | Prime NB Desc: | ARLINGTON | Total: | 456,000 | Spl Credit | Total: | 456,000 |
|--------------|---------|--------------|------|-------------|-----|------------|----------------|-----------|--------|---------|------------|--------|---------|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|--------------------------------|------------|------------|-------------|-------------------|-----------|
| 104 | 5000.000 | 445,400 | 4,300 | 456,000 | 905,700 | | 1483 |
| | | | | | | | GIS Ref |
| | | | | | | | |
| | | | | | | | GIS Ref |
| Total Card | 0.115 | 445,400 | 4,300 | 456,000 | 905,700 | Entered Lot Size | |
| Total Parcel | 0.115 | 445,400 | 4,300 | 456,000 | 905,700 | Total Land: | |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 380.23 | /Parcel: | 380.2 | Insp Date |
| | | | | | | Land Unit Type: | 09/18/17 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date | | |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|----------|----------|
| 2020 | 104 | FV | 445,500 | 4300 | 5,000. | 456,000 | 905,800 | 905,800 | Year End Roll | 12/18/2019 | PRINT | |
| 2019 | 104 | FV | 350,000 | 4300 | 5,000. | 484,500 | 838,800 | 838,800 | Year End Roll | 1/3/2019 | | Date |
| 2018 | 104 | FV | 354,500 | 4300 | 5,000. | 353,400 | 712,200 | 712,200 | Year End Roll | 12/20/2017 | 12/10/20 | 16:00:56 |
| 2017 | 104 | FV | 348,100 | 4300 | 5,000. | 307,800 | 660,200 | 660,200 | Year End Roll | 1/3/2017 | | |
| 2016 | 104 | FV | 348,100 | 4300 | 5,000. | 262,200 | 614,600 | 614,600 | Year End | 1/4/2016 | LAST REV | |
| 2015 | 104 | FV | 309,800 | 4300 | 5,000. | 256,500 | 570,600 | 570,600 | Year End Roll | 12/11/2014 | Date | Time |
| 2014 | 104 | FV | 309,800 | 4300 | 5,000. | 210,900 | 525,000 | 525,000 | Year End Roll | 12/16/2013 | 03/15/19 | 08:25:46 |
| 2013 | 104 | FV | 322,500 | 4300 | 5,000. | 200,600 | 527,400 | 527,400 | | 12/13/2012 | mmcmakin | |

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|-------------|-----|-------------|
| 9/18/2017 | Inspected | PH | Patrick H |
| 8/26/2017 | MEAS&NOTICE | HS | Hanne S |
| 3/5/2012 | Inspected | BR | B Rossignol |
| 3/10/2010 | Inspected | BR | B Rossignol |
| 5/13/2009 | Measured | 372 | PATRIOT |
| 9/22/1999 | Mailer Sent | | |
| 9/22/1999 | Measured | 267 | PATRIOT |
| 10/1/1981 | | CM | |
| | | | |

Sign:
VERIFICATION OF VISIT NOT DATA
//_/_



Patriot
Properties Inc.

USER DEFINED

| | |
|----------------|------|
| Prior Id # 1: | 1483 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |
| | |
| | |

